

CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA	AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE	REGULAR SESSION WEDNESDAY, JUNE 12, 2019 @ 5:15 PM
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For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “January 23, 2019”, “February 13, 2019”, “April 10, 2019” & “April 24, 2019”
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the construction of a four building self-storage facility at 2507 Maggio Circle. (Applicant: Mr. Greg Jackson; File Number: 2019-11 SP; CEQA Determination: Exempt Per Section 15332)
4. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
5. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
6. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

****NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right of Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

January 23, 2019,
February 13, 2019,
April 10, 2019
&
April 24, 2019

The above Site Plan and Architectural
Review Committee minutes were not
available at the time of packet
preparation.

They will be made available prior to the
start of the June 12, 2019 meeting if they
have been completed.



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: June 12, 2019

APPLICATION NO: 2019-11 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for the construction of a four building self-storage facility at 2507 Maggio Circle. (Applicant: Mr. Greg Jackson; File Number: 2019-11 SP; CEQA Determination: Exempt Per Section 15332)

LOCATION: 2507 Maggio Circle
Lodi, CA 95241
APN: 062-410-18

APPLICANT: Greg Jackson
PO Box 794
Lodi CA 95240

PROPERTY OWNER: Gregory L Jackson Trust
PO Box 794
Lodi CA 95240

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Greg Jackson for the proposed seven building self-storage facility at 2507 Maggio Circle, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

SUMMARY

The applicant proposes the construction of a four building self-storage facility at 2507 Maggio Circle. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

PROJECT/AREA DESCRIPTION

General Plan Designation: Industrial
Zoning Designation: Industrial
Property Size: .96 acres (42,035 sq ft)

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONE	LAND USE
North	Industrial	Industrial	warehouse
South	Industrial	Industrial	Lodi Iron Works
East	Industrial	Industrial	Auto Repair
West	Industrial	Industrial	warehouse

BACKGROUND / ANALYSIS

The project site is located on the south side of Maggio Circle and east of South Stockton Street. The project is in the middle of an industrial area. (Attachment A) The property is currently vacant and is zoned Industrial. A self-storage facility is an allowed use within this zoning district.

The applicant is proposing to:

- Construct four storage buildings with an office and accessible unit.
- The buildings total approximately 18,672 sq ft in area and include 26 storage units.
- The storage units include exterior access.
- The four storage buildings are roughly 14 ft in height with 11 ft doors for RV and boat storage.
- The buildings are metal sided and match the surrounding industrial area.
- The proposed colors are a gray building color with burnt red trim/ front color for the Maggio Circle elevation.
- The proposed project meets the setback and lot coverage requirements of the Industrial zoning district.
- The project blends in with the massing and material of surrounding developments.
- The project includes landscaping along Maggio Circle for stormwater retention. Additional basin areas may be required.

FINDINGS

The Project is consistent with the City's General Plan, the Municipal Development Code standards, and the City's Design Guidelines. Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed Jackson storage project. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* Comment: The project incorporates elements of the design guidelines for the Industrial Zoning District. The proposed storage facility development is an allowed use and staff recommends approval subject to the conditions of approval, with recommended design modifications.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards.* Comment: The project is consistent with the overall physical development of the area. The proposed project includes site and frontage improvements that do not impact adjacent properties. The project includes

off-street parking, loading and unloading areas, traffic circulation and access points and pedestrian circulation areas in accordance with code requirements.

3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code. Comment:* The proposed building will include design features, textures and colors that are consistent with the area.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color. Comment:* The project design is conditioned to include materials and construction consistent with the area.
5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. Comment:* The project as conditioned is consistent with the Lodi Development Code and adopted City standards. The project is conditioned to include design features that enhance path of travel, improve walkways and improve ADA access within the site.
6. The project is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of In-Fill Development Projects. The project is consistent with the General Plan, is located in the City limits, is less than 5-acres in size and is surrounded by existing urban uses. The project site is not a habitat for any rare or endangered species of plant or wildlife, and the project will not create a significant environmental impact. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site of the proposed project can be adequately served by all required utilities and public services.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 2507 Maggio Circle, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.

4. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
6. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.
7. All signs shall be in strict compliance with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
8. No flashing, moving, animated, temporary signs or banners shall be permitted.
9. The building plan submittal shall include landscape plans prepared by a licensed landscape architect. Landscape plans need to meet the state water conservation standards.
10. The project will be built consistent with the project plans attached to this staff report.
11. The project shall include security surveillance within the project site and cameras on Maggio Circle.

Building Department (General Comments):

12. The construction of the new buildings and related site improvements shall require building permits. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.
13. All buildings and structures shall have the required fire separation distance separation to the property lines and other building on the site as specified by the 2016 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2016 CBC, Sections 705, Tables 601, 602 ,705.8 and 716.5
14. Plans shall provide occupancy load calculations for each building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2
15. If the occupant load for any building exceeds 49, the plans shall show:
 - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2016 CBC, Section 1007.1.1
 - b) Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
 - e) Show locations of required illuminated exit signs. 2016 CBC, Section 1013
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:

1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE."
2016 CBC, Section 1013.4
16. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
17. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.
18. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2
 - 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3
 - 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle.
2016 CBC, Section 502.3.3
 - 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4
19. Plans to specify location and provide complete and adequate details of the following required parking signage:
- A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
 - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign

below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6

C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4

20. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2016 CBC, Sections 11B-227, 11B-904.4
21. Unless the buildings meet one of the exceptions of 2016 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified by 2016 CPC, Table 422.1.
22. Lodi Municipal Code, Section 15.20.160 requires new buildings, 6,000sqft or more, to be equipped with an automatic fire sprinkler system.
23. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, ¾" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080
24. On site fire hydrants may be required. Maximum hydrant spacing to be 300' oc. LMC 15.20.370
25. Five (5) percent, but not less than one (1) of the self-storage units shall be accessible. Also, individual self-storage spaces shall be dispersed throughout the various classes of spaces provided. Accessible storage units shall provide an accessible path of travel to the accessible parking spaces, the public way, transportation stops and on-site office (if exists) 2016 CBC, Section 11B-225.3

Public Works

The Public Works Department has the following comments regarding the approval of the SPARC review for 2507 Maggio Circle:

26. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
 - a. Stormwater Development Standards will be required for this project.
 - b. State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer.
27. Submit a Project Stormwater Plan for a regulated project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
28. One water and wastewater service is permitted per parcel. All unused water, wastewater and storm drain stubs shall be abandoned at the developer's expense.

29. All on-site water wells and septic systems shall be abandoned in conformance with San Joaquin County standards prior to building permit issuance. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.
30. All existing City Right-of-Way (ROW) and Public Utility Easements (PUEs) shall be identified and labeled. All structures, including the proposed detention ponds, shall be located outside all City ROW and PUEs.
31. Relocate the existing rod iron fence and gate outside of the PUE.
32. Dedicate any necessary public utility easements for the construction of public improvements.
33. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
34. The parking lot shall be designed in conformance with Standard Plan 134. The first parking stall shall be located a minimum of 10-feet from the street Right-of-Way.
35. Remove and replace all damaged or nonconforming sidewalk on the Maggio Circle frontage in conformance with the City of Lodi Standard Plan 117.
36. Existing, unused driveways shall be removed and replaced with curb, gutter, and sidewalk in accordance with City of Lodi Standard Plans.
37. Irrigation plans and plantings shall conform to the Model Water Efficient Landscaping Ordinance (MWELo) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.
38. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed parcels, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriative or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all lots within the boundaries of the parcel map and provide deed provisions to be included in each conveyance.
39. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
40. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
41. If fire service is needed it shall be installed according to the City of Lodi Design Standards §4.403.
42. Prior to any work within City Right-of-Way and Public Utility Easements, the applicant shall obtain an encroachment permit issued by the Public Works Department.
43. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of

construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.

44. Obtain the following permits:

- a. Building permit issued by the City of Lodi Building Division.
- b. Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City's public right of way or on existing public water, wastewater, and storm drain infrastructure.
- c. San Joaquin County well/septic abandonment permit (if needed).

45. Payment of the following fees prior to building permit issuance unless noted otherwise:

- a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
- b. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
- c. Water meter installation fees.
- d. Regional Transportation Impact Fee (RTIF).
- e. Encroachment permit fee.
- f. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.

46. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:

- a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
- b. County Facilities Fees.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)

47. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

PUBLIC HEARING NOTICE:

Legal Notice for the Architectural Review was published in the Lodi News Sentinel on Saturday, June 1, 2019. Seventeen (17) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted,

Concur,

Craig Hoffman
City Planner

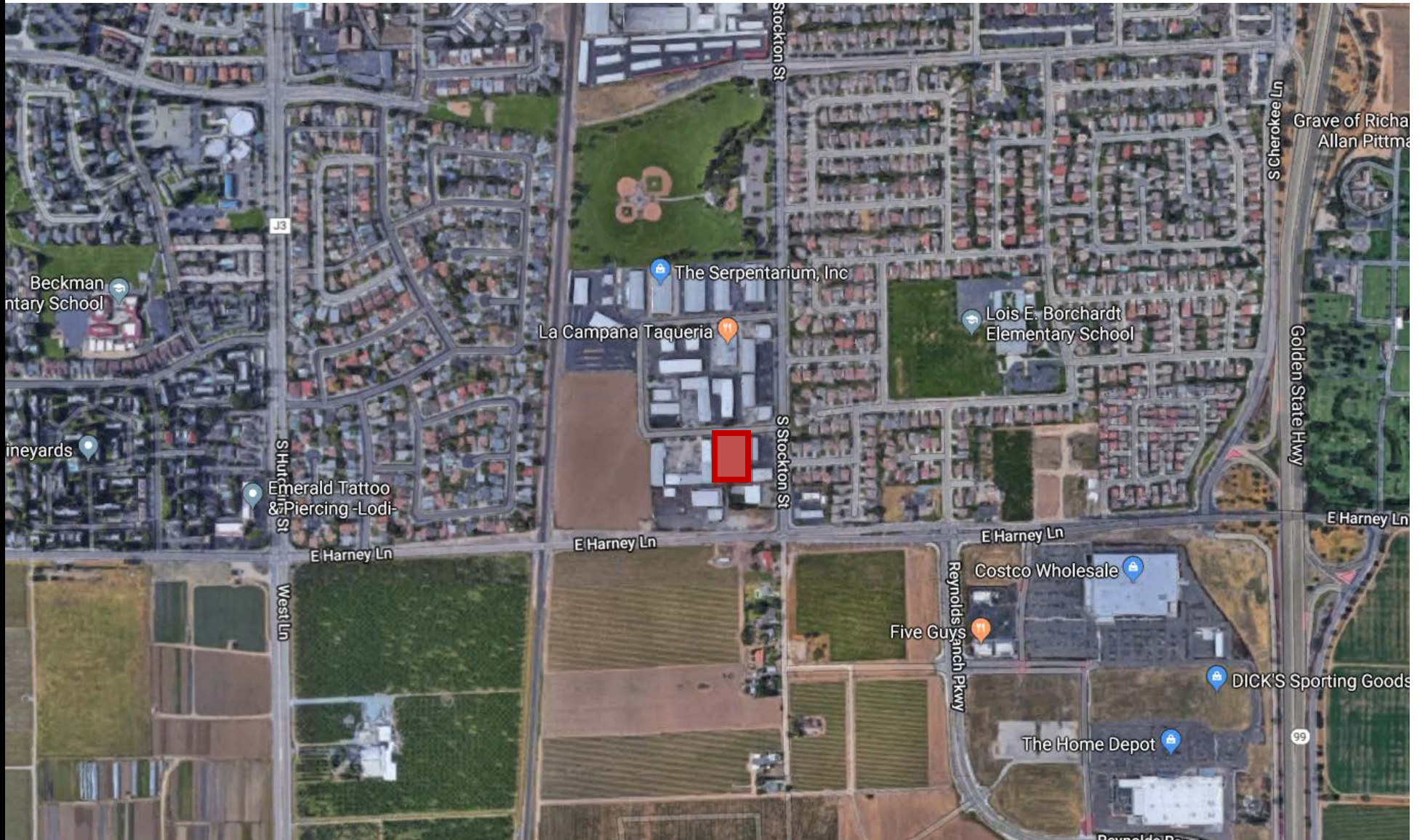
Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Site Plan and Elevations

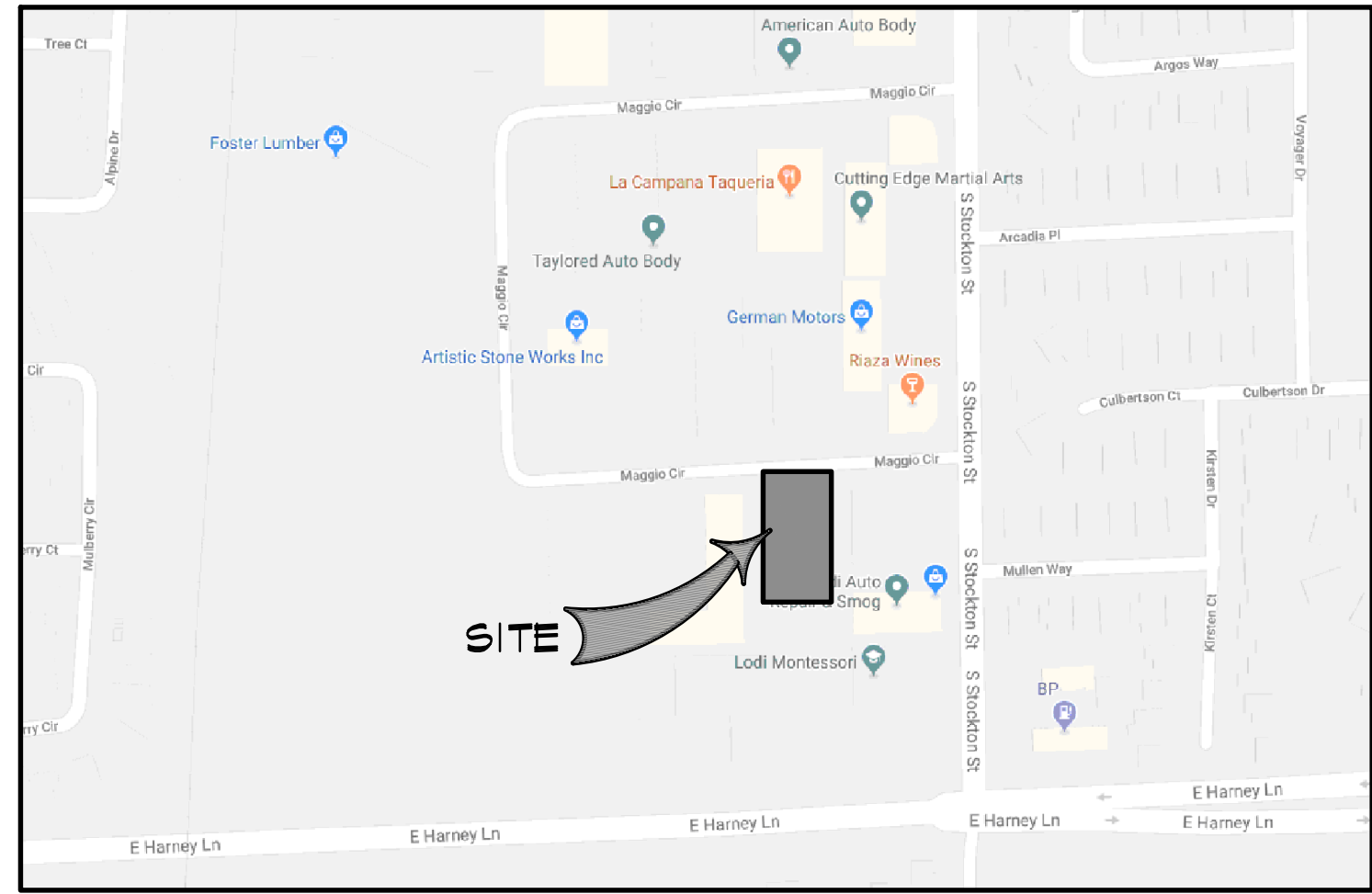
VICINITY MAP

North



South

2507 Maggio Circle



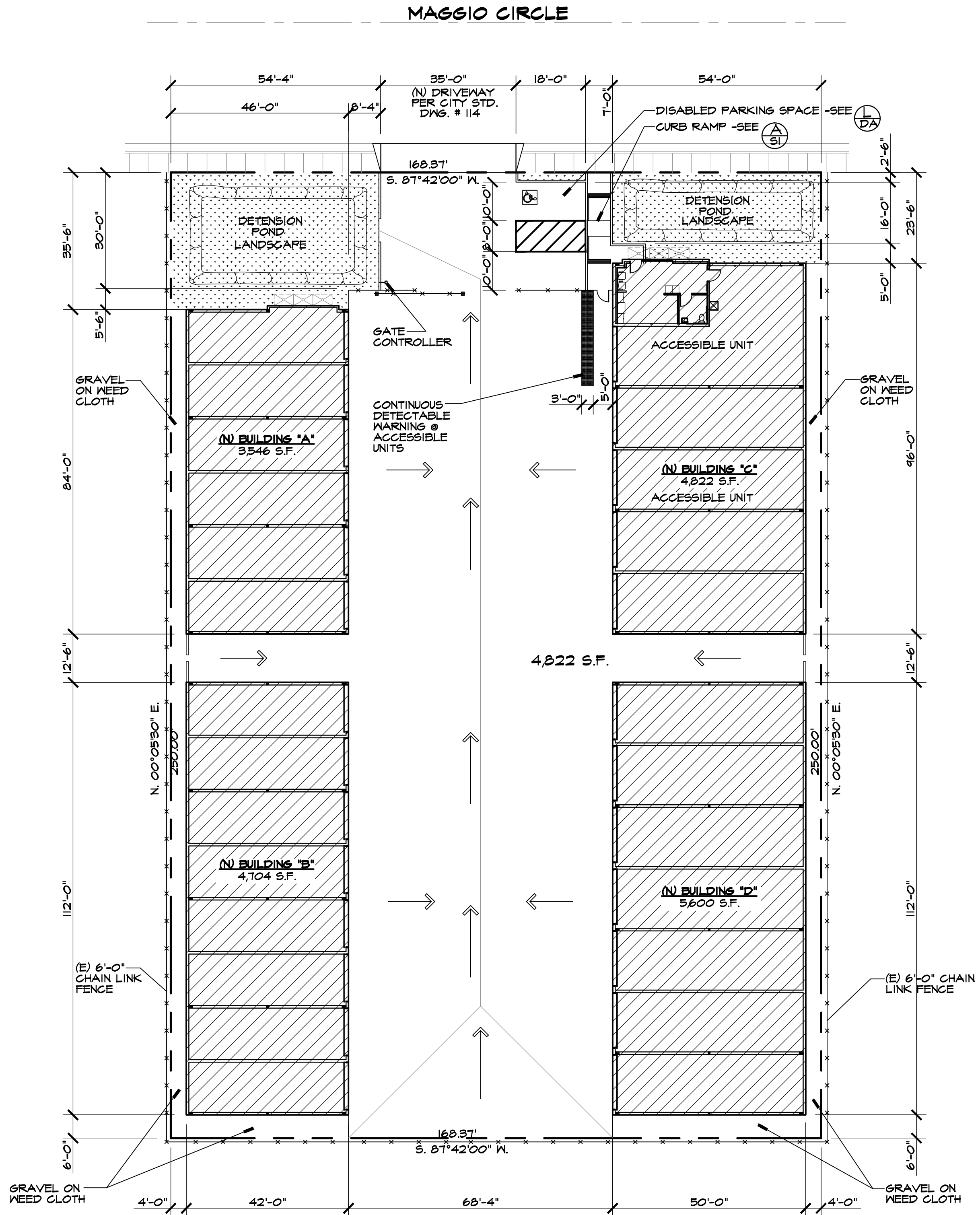
PROPOSED STORAGE BUILDINGS FOR:
BIG TIME STORAGE
2507 MAGGIO CIRCLE
LODI, CA. 95240



PROJECT DATA:	
PROJECT OWNER	GREG JACKSON P.O. BOX 794 LODI, CA. 95241 (209) 481-0732
PROJECT LOCATION	2507 MAGGIO CIRCLE LODI, CA. 95240
APN	062-410-13
PROJECT DESCRIPTION	NEW STORAGE BUILDING
OCCUPANCY	SI / B
CONSTRUCTION TYPE	II B
STORIES	ONE
FIRE SPRINKLERS	NO
AREAS:	
PROPOSED AREA:	
NEW BUILDING "A"	3,546 S.F.
NEW BUILDING "B"	4,704 S.F.
NEW BUILDING "C"	4,822 S.F.
OFFICE AREA	430 S.F.
STORAGE AREA	4,392 S.F.
NEW BUILDING "D"	5,600 S.F.
TOTAL AREA	18,672 S.F.
ALLOWABLE AREA:	
BASIC ALLOWABLE AREA	17,500 S.F.
INCR. FOR YARDS (BLDG A&B)	$.247/495 - .25 = .25$
ALLOWABLE AREA	$17,500 + (.25 \times 17,500) = 21,875 \text{ S.F.}$
UTILITIES:	
WATER	CITY OF LODI
SEWER	CITY OF LODI
STORM DRAIN	CITY OF LODI

CODE COMPLIANCE	
ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:	
<ul style="list-style-type: none">2016 CALIFORNIA BUILDING CODE, (CBC)2016 CALIFORNIA ELECTRICAL CODE, (CEC)2016 CALIFORNIA GREEN BUILDING CODE, (CGBC)2016 CALIFORNIA MECHANICAL CODE, (CMC)2016 CALIFORNIA PLUMBING CODE, (CPC)2016 CALIFORNIA ENERGY CODE, (CEC)2016 CALIFORNIA FIRE CODE, (CFC)2016 CALIFORNIA HISTORICAL BUILDING CODE2016 CALIFORNIA EXISTING BUILDING CODE2016 CALIFORNIA REFERENCED STANDARDS CODE	

SHEET INDEX:	
CS	COVER SHEET, SITE PLAN
CI	GRADING PLAN, DETAILS
AI	FLOOR PLAN BLDG. "A" EXTERIOR ELEVATIONS
AI.1	FLOOR PLAN BLDG. "B" EXTERIOR ELEVATIONS
AI.2	FLOOR PLAN BLDG. "C" EXTERIOR ELEVATIONS
AI.3	FLOOR PLAN BLDG. "D" EXTERIOR ELEVATIONS
A2	FOUNDATION PLAN "A", "B", "C", "D" CEILING PLAN - BUILDING PLAN "D"
DA	DISABLED ACCESS STANDARDS
SI	FINISH SCHEDULE, DOOR / WINDOW SCHEDULE, INTERIOR BATH ELEV. DETAILS.



SITE PLAN



REVISIONS	BY

MIKE SMITH
ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

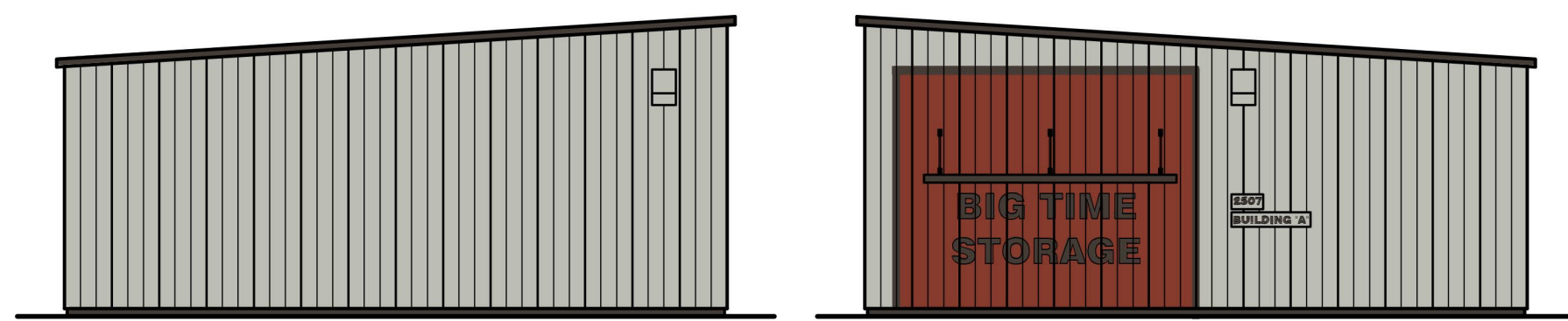
TITLE:
**COVER SHEET
PROJECT DATA
SITE PLAN**

PROJECT:
PROPOSED STORAGE BLDG. FOR:
GREG JACKSON
PROJECT LOCATION:
2507 MAGGIO CIRCLE
LODI, CA. 95240

STAMP
REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. SMITH
NO. 0044590
EXP. 3-31-20
CIVIL
STATE OF CALIFORNIA

THESE PLANS ARE PRELIMINARY
AND NOT FOR CONSTRUCTION
UNLESS THERE IS A WET SIGNED
SIGNATURE UPON STAMP

DRAWN
JCS
CHECKED
MS
DATE
1/8/19
SCALE
AS NOTED
JOB NO.
18227
SHEET
1 OF 8 SHEETS

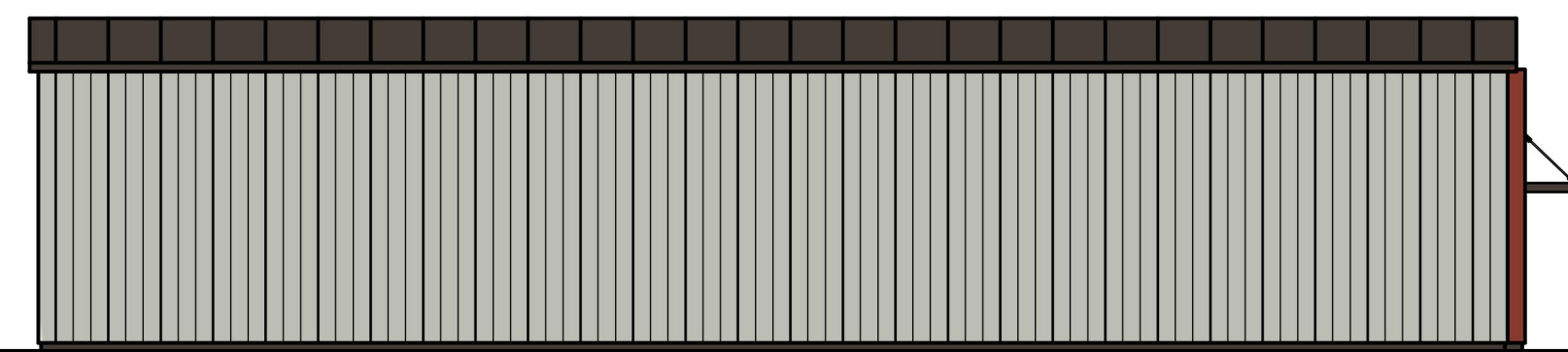


SOUTH

NORTH



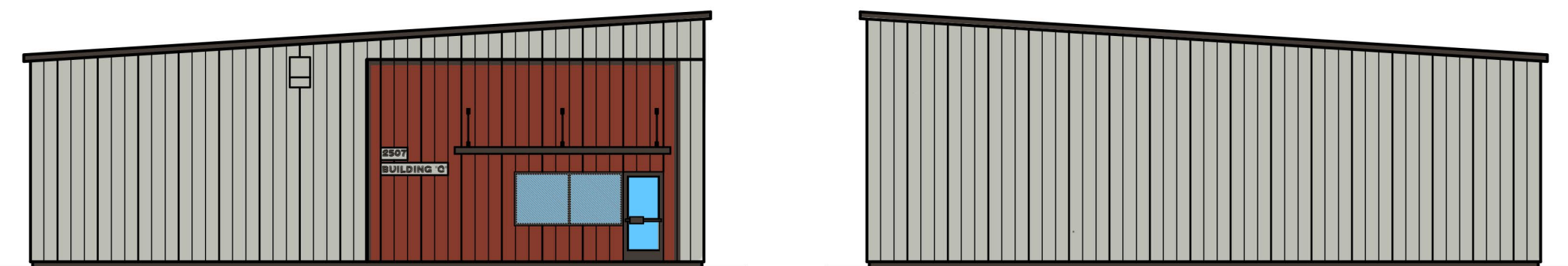
EAST



WEST

EXTERIOR ELEVATIONS - BUILDING "A"

3/32"=1'-0"

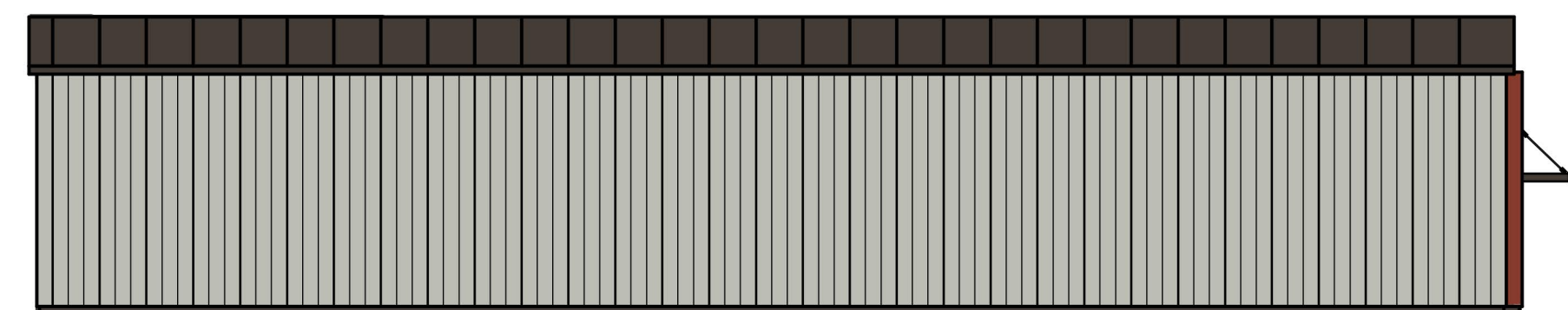


SOUTH

NORTH



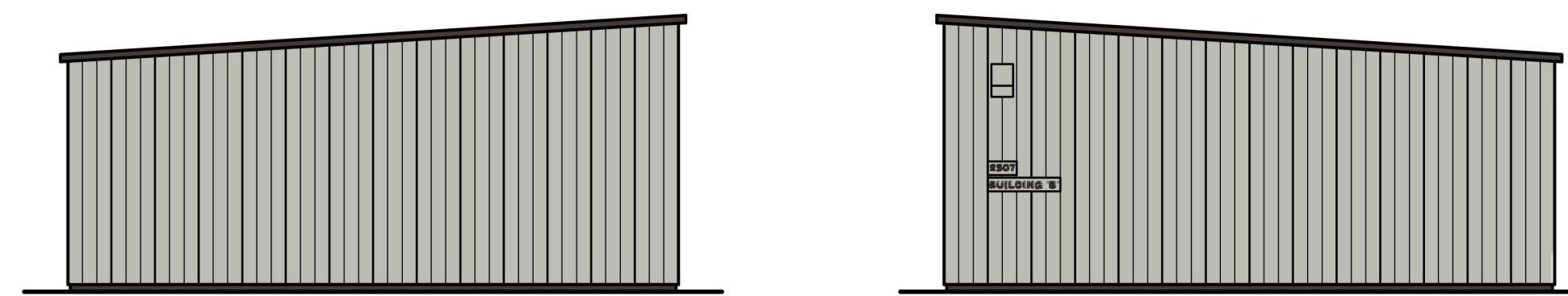
EAST



WEST

EXTERIOR ELEVATIONS - BUILDING "C"

3/32"=1'-0"

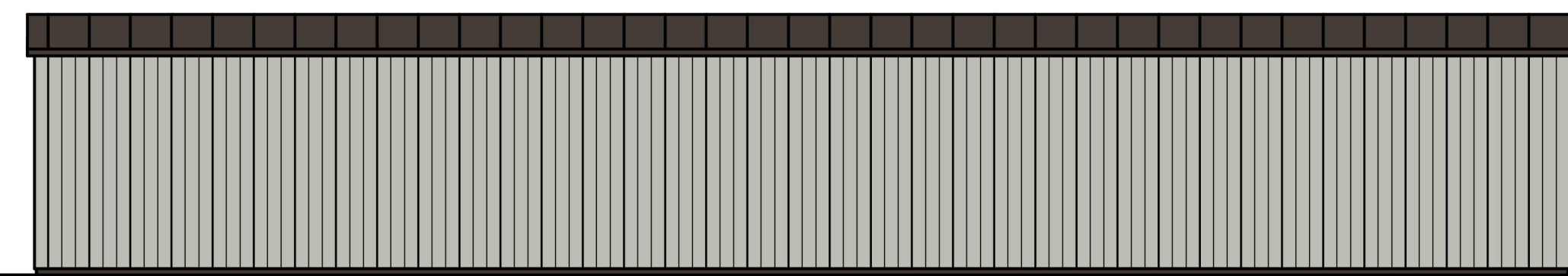


SOUTH

NORTH



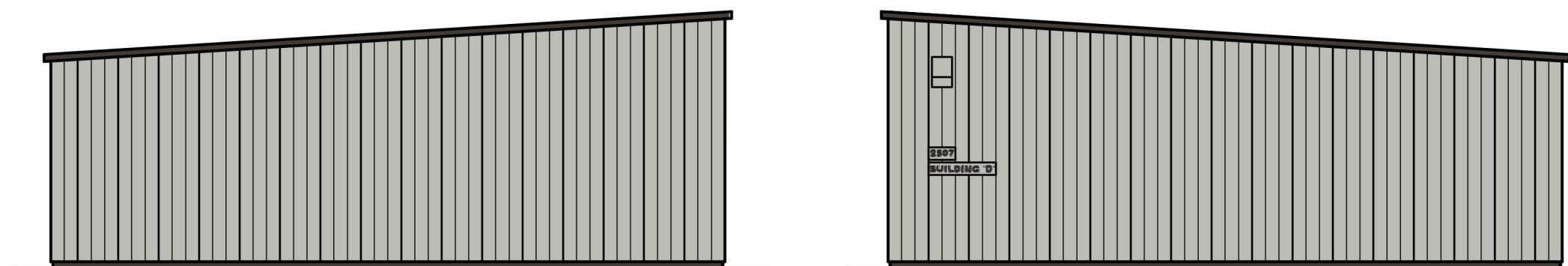
EAST



WEST

EXTERIOR ELEVATIONS - BUILDING "B"

3/32"=1'-0"



SOUTH

NORTH



EAST



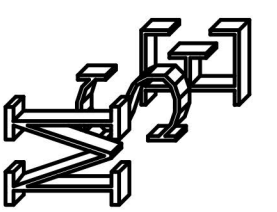
WEST

EXTERIOR ELEVATIONS - BUILDING "D"

3/32"=1'-0"

REVISIONS	BY

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ENGINEERING, INC.
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LODI, CALIFORNIA 95240
PHONE (209) 334-2332



TITLE:
EXTERIOR ELEVATIONS

PROJECT:
PROPOSED STORAGE BLDG. FOR:
GREG JACKSON
PROJECT LOCATION:
2507 MAGGIO CIRCLE
LODI, CA. 95240



THESE PLANS ARE PRELIMINARY
AND NOT FOR CONSTRUCTION
UNLESS THERE IS A WET SIGNED
SIGNATURE UPON STAMP

DRAWN
JCS
CHECKED
MS
DATE
1/8/19
SCALE
AS NOTED

JOB NO.
18227

SHEET
A1
2 OF 8 SHEETS